

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
APRIL 6, 1977

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m., Wednesday, April 6, 1977 in the City Hall Council Chambers.

ROLL CALL

Present: Councilmen - EHRHARDT, HUGHES,
KATZAKIAN,
PINKERTON and
KATNICH (Mayor)

Absent: Councilmen - None

Also Present: City Manager Glaves, Assistant
City Manager Glenn, Public Works
Director Rensko, Community Develop-
ment Director Schroeder, City Attorney
Mullen and City Clerk Reimche.

INVOCATION

The invocation was given by Reverend Ernie Rogalski, Temple Baptist Church.

PLEDGE

Mayor Katnich led the Pledge of Allegiance to the flag.

MINUTES

On motion of Councilman Pinkerton, Hughes second, the Minutes of March 16, 1977 were approved as written and mailed.

PUBLIC HEARINGS

E.I.R. REPORT ON
REQUEST BY
TEMPLE BAPTIST
CHURCH TO REZONE
28.8 ACRE PARCEL
N/W CORNER OF
LOWER SACTO RD &
FUTURE EXTENSION
OF WEST VINE ST.
CERTIFIED AS
ADEQUATE

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Katnich called for the public hearing to consider the City Planning Commission's recommendation that the City Council certify as adequate the final Environmental Impact Report on the request of the Temple Baptist Church to rezone a 28.8 acre parcel at the northwest corner of Lower Sacramento Road and the future extension of West Vine Street from U-H, Unclassified Holding District to P-D(16), to accommodate a church complex including a sanctuary, educational buildings, recreational areas, retirement housing and a convalescent home.

Copies of the Environmental Impact Report had been forwarded to each Councilman approximately 2 weeks prior to setting the matter for Public Hearing to allow sufficient time for study and evaluation of the report by the Council.

The matter was introduced by Community Development Director Schroeder who presented diagrams of the subject area.

Highlights of the report were presented by Mr. Schroeder, who responded to questions regarding the matter as were directed by Council.

Minutes of April 6, 1977, continued

PUBLIC HEARINGS(Contd)
E.I.R. REPORT ON
TEMPLE BAPTIST
CHURCH (Cont'd)

There were no persons in the audience wishing to speak on the matter and the public portion of the hearing was closed.

It should be noted that Reverend Ernie Rogalski of the Temple Baptist Church was in the audience and Council directed questions regarding the matter to Reverend Rogalski and to the staff.

Following review, evaluation, and discussion regarding the subject environmental documents, Council, on motion of Councilman Katzakian, Hughes second, certified as adequate the final Environmental Impact Report on the request of the Temple Baptist Church to rezone a 28.8 acre parcel at the northwest corner of Lower Sacramento Road and the future extension of West Vine Street from U-H, Unclassified Holding District to P-D(16), to accommodate a church complex including a sanctuary, educational buildings, recreational areas, retirement housing and a convalescent home.

REZONE 28.8 ACRE
PARCEL AT N/W
CORNER OF LOWER
SACTO, RD. &
FUTURE EXTENSION
OF W. VINE ST. FROM
U-H TO P-D(16)

ORD. NO. 1104
INTRODUCED

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Katnich called for the public hearing to consider the City Planning Commission's recommendation for conditional approval of the request of the Temple Baptist Church to rezone a 28.8-acre parcel at the northwest corner of Lower Sacramento Road and the future extension of West Vine Street from U-H, Unclassified Holding District to P-D(16), Planned Development District No. 16.

The matter was introduced by Community Development Director Schroeder.

There being no persons in the audience wishing to speak on the matter, the public portion of the hearing was closed.

Following Council discussion on the matter, Councilman Pinkerton moved introduction of Ordinance No. 1104 rezoning a 28.8-acre parcel at the northwest corner of Lower Sacramento Road and the future extension of West Vine Street from U-H, Unclassified Holding District to P-D(16) Planned Development District No. 16 with the following conditions:

1. that Lower Sacramento Road be dedicated and improved in conformance with the adopted Specific Plan;
2. that West Vine Street be dedicated and improved in conformance with a 64-foot right-of-way with a minimum paved section to provide for two lanes of traffic and one parking lane;
3. that West Tokay Street be dedicated and improved with a 55-foot right-of-way to the approval of the Public Works Director;

Minutes of April 6, 1977, continued

REZONE - TEMPLE
BAPTIST CHURCH
(Contd.)

ORD. NO. 1104
INTRO. (Contd.)

4. that the temporary storm drainage facilities meet the conditions as established by the City Council with the engineering design to the approval of the Public Works Director;

5. that all utility extensions be in conformance to adopted City Policy; and

6. that each phase of the development be subject to the acquisition of a Use Permit from the Planning Commission.

The motion was seconded by Councilman Ehrhardt and carried by the following vote:

Ayes: Councilmen - Ehrhardt, Katzakian,
Hughes, Pinkerton and
Katnich

Noes: Councilmen - None

Absent: Councilmen - None

APPEAL OF AL
HANSEN RE
PLANNING
COMMISSION'S
DECISION REGARDING
THE FRONT YARD SET
BACK ON PARK STREET
DENIED

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Katnich called for the public hearing to consider the appeal of Mr. Al Hansen, 521 Park Street, Lodi of the Lodi Planning Commission's decision approving the variance request of Mr. Oskar Hess to reduce the front yard setback from 25 to 20 feet at 1041 South Hutchins (i.e., northwest corner of South Hutchins Street and Park Street).

A duly notarized petition bearing 17 signatures of persons stating that they are not opposed to the apartment project on the corner of Hutchins and Park being constructed with a 20' setback off Park Street as allowed by the permit issued and approved by the Planning Commission was presented by Mr. Parker who asked that the petition be made a part of the record.

Mr. Leroy Parker, attorney, representing Mr. Oskar Hess spoke against the appeal stating that the variance had been granted by the Planning Commission, that rental units in the area are not abnormal and that he felt a 20 foot set back was normal.

The following persons spoke in favor of the appeal:

- a) James Kurada, 709 Park St., Lodi
- b) Argo Bauer, 527 Park St., Lodi
- c) Edwin Ferdigs, 539 Park St., Lodi
- d) Reverend Carl Adams, 522 Park St., Lodi
- e) Al Hansen, 521 Park St., Lodi

Council discussion followed with questions regarding the matter being directed to staff.

Minutes of April 6, 1977, continued

APPEAL - AL HANSEN
(Contd.)

There being no other persons in the audience wishing to speak on the matter, the public portion of the hearing was closed.

On motion of Councilman Katzakian, Hughes second, Council denied the appeal of Mr. Al Hansen, 521 Park Street of the Lodi Planning Commission's decision approving the variance request of Mr. Oskar Hess to reduce the front yard setback from 25 to 20 feet at 1041 South Hutchins (i.e., northwest corner of South Hutchins Street and Park Street). The motion carried by the following vote:

Ayes: Councilmen - Ehrhardt, Hughes,
Katzakian and Katnich

Noes: Councilmen - Pinkerton

Absent: Councilmen - None

PLANNING COMMISSION

The City Manager gave the following report of the Planning Commission's meeting of March 28, 1977:

ITEMS OF INTEREST

1. Continued until April 11, 1977 the request of Mr. Ted Wagner for a Variance to reconstruct a nonconforming grocery store (i.e., T and E Market) destroyed by fire at 723 North Loma Drive in an area zoned R-2, Single-Family Residential so that the applicant could review with his legal counsel an opinion of the City Attorney concerning apparent conflicts in Section 27-14 and 27-15 of the Lodi Zoning Ordinance.

2. Conditionally approved the Tentative Subdivision Map of Westwind, a 4.6-acre, 22-lot residential subdivision located one-quarter mile east of Lower Sacramento Road and the future extension of West Vine Street in an area zoned R-1, Single-Family Residential.

3. Reviewed the City Council's action in reorganizing the Planning Commission for a 9 to 7-member board.

COMMUNICATIONS

ABC LICENSE
APPLICATIONS

The City Clerk presented the following applications for Alcoholic Beverage Licenses which had been received:

- 1) Frances L. / Harold O. Nicholson, Nick's Place, 1030 D Victor Road, Lodi - On Sale Beer and Wine Eating Place, New License.
- 2) Amador M. Leal, "Amador", 1 N. Sacramento Street, Lodi, On Sale Beer and Wine Eating Place, New License.

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ABC LICENSE
APPLICATIONS(Contd)

- 3) Jose R. Tapia, El Nuevo Guadalajara, 121 N. Sacramento Street, Lodi, On Sale Beer and Wine Eating Place, Exchange to Type 41 license.
- 4) Ellie C. and Gordon A. Kenschak, Gordy's Bait and Tackle, 219 E. Kettleman Lane, Lodi, Offsale Beer and Wine, New License.

NOTICES PERTAINING TO
P.U.C. APPLICATIONS

City Clerk Reimche apprised the Council of the following notices pertaining to California Public Utilities Commission Applications which had been received:

- 1) The California Public Utilities Commission has advised P.G.&E. that it intends to combine Applications 57138 and 57124 for hearing. Based on this action, P.G.&E. has combined both offset requests to be effective June 1, 1977 or as soon thereafter as the Commission may authorize. The combined proposed rates will increase P.G.&E.'s gas revenues approximately 4.6% or \$66.8 million annually. This matter has been set for hearing May 2, 1977.
- 2) Amended Application No. 56845 of P.G.&E. for authority among other things to increase rates for Electric and Gas Service to Offset the costs of supplemental conservation programs has been set for hearing on April 25, 1977 in the Commission Courtroom, San Francisco.
- 3) Greyhound Lines, Inc., has filed an amendment with the P.U.C. on their Application 56073 to change the increase sought in passenger and express rates from 5% to 5.3% to offset the increased wage costs.

REQUEST FOR
DONATION

The City Clerk reported that a letter had been received from Ms. Darlene Fuso, Chairperson of the Special Band Project for the Lodi Tokay Band Review, soliciting funds for newspaper ads, special band programs, and the purchase of a trophy for the first Band Review to be held in the City of Lodi on October 22, 1977.

Both Mayor Katnich and Councilman Ehrhardt indicated that they would be willing to personally provide a trophy for this event.

COUNCIL SUPPORTS
CITY OF SANTA
CRUZ RE EXTENSION
OF URBAN SERVICES
INTO UNINCORPORATED
AREAS ADJACENT TO
CITIES, WITHOUT
ANNEXATION

The City Clerk presented a letter from the City of Santa Cruz advising that the State has taken the position that annexation is an unreasonable condition for a City to impose in order to obtain sewer service. It is the City of Santa Cruz' contention that annexation is a reasonable condition if the area in question meets all the criteria of LAFCO for annexation, and they are asking for Lodi's support of their position to strengthen their case when they appear before the State Board.

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SANTA CRUZ RE
EXTENSION OF
URBAN SERVICES
(Contd.)

On motion of Councilman Pinkerton, Ehrhardt second, the City Clerk was directed to correspond with the City of Santa Cruz advising of Lodi's support of their position of opposing the extension of urban services (and particularly sewage services) into unincorporated areas adjacent to cities, without annexation.

LTR. REC'D. RE LODI
RESOURCE RECOVERY
& DISPOSAL COMPANY'S
INTENTION OF
ENTERING INTO
WASTE DISPOSAL
BUSINESS IN THE
LODI AREA

City Clerk Reimche presented a letter which had been received from Robert J. Mertz, Attorney for Lodi Resource Recovery and Disposal Company advising that this company has been formed for the express purpose of entering into the waste disposal business in the Lodi area. Mr. Mertz apprises that Lodi Resource Recovery and Disposal Company feels that it will be in a position to offer at a proper time responsible collection services to both residential and commercial users, which can be competitive to the services presently being rendered. The letter requests that the City Attorney review for formal interpretation as to its validity the option and privilege contained in the present contract agreement with Sanitary City Disposal Company dated January 15, 1969 of renewing the same on like terms and conditions as may be offered by any other responsible contractor at the time the present rights expire.

The letter also expresses concern of the Council's adoption of Ordinance No. 1100 and Mr. Mertz comments in his letter that the original ordinance did not in his opinion provide for collection by the franchise collector so far as commercial establishments are concerned.

Mr. Robert Mertz, Attorney at Law, 121 W. Pine Street, Lodi then came forward and addressed the Council on the matter.

Following discussion, with Council's concurrence, the matter was referred to the City Attorney for review.

COUNCIL CONCERN RE
TONE OF LETTER
SENT BY CITY

Councilman Pinkerton quoted the contents of a letter which had been forwarded by the City to Mr. K. L. Lobaugh on March 21, 1977 regarding improvements at 340-350 S. Lower Sacramento Road. Council indicated its concern that the letter was offensive in its tone and directed Staff to set the matter for Informal Informational Meeting discussion on April 12, 1977.

REPORTS OF CITY MANAGER

CONSENT CALENDAR

In accordance with the report and recommendation of the City Manager, the following actions hereby set forth between asterisks, on motion of Councilman Katakian, Ehrhardt second, were approved by the Council.

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CLAIMS

CLAIMS WERE APPROVED IN THE AMOUNT OF \$1,669,251.01.

The City Manager proposed the elimination of one parallel parking stall on the north side of Walnut Street at School Street, advising that this stall is of a substandard length (16) feet and that average length vehicles attempting to use it, overhang the crosswalk creating an inconvenience and hazard to pedestrians. The elimination of the stall will enable the Public Works Department to remark the remaining stalls to a standard 22-foot length and the excess footage will be used at the intersection to provide more adequate sight distance.

RES. NO. 4337

RESOLUTION NO. 4337

NO PARKING ZONE
N. SIDE OF WALNUT
AT SCHOOL

RESOLUTION ESTABLISHING A "NO PARKING" ZONE THROUGH ELIMINATION OF ONE PARALLEL PARKING STALL ON THE NORTH SIDE OF WALNUT STREET AT SCHOOL STREET.

NO PARKING ZONE
S. SIDE OF
KETTLEMAN
W. OF WASHINGTON
ST.

The City Manager apprised the Council that Mr. Larry Geweke of Geweke Ford (R. V. Center) has requested that some on-street parking be eliminated near the two driveways which provide the major access to their sales lot at 248 E. Kettleman Lane. Mr. Geweke advises that when vehicles park in the two proposed "no parking" zones, they cause an extreme hazard to customers exiting their lot. The Engineering Division has investigated the matter and concurred that the parked vehicles do create a sight obstruction to fast-approaching east-bound traffic on Kettleman Lane.

RES. NO. 4338

RESOLUTION NO. 4338

RESOLUTION ESTABLISHING "NO PARKING" ZONE ON SOUTH SIDE OF KETTLEMAN LANE WEST OF WASHINGTON STREET.

FAIRMONT-
KETTLEMAN-HAM
MINOR SUBDIVISION
ACCEPTANCE

Council was informed that the subdivision improvements in Fairmont-Kettleman-Ham Minor Subdivision have been completed in substantial conformance with the requirements of the Subdivision Agreement between the City of Lodi and Jerald Kirsten, Ben Schaffer, Robert Mertz, and Frank Johnson, dated June 8, 1976, and as specifically set forth in the plans and specifications approved by the City Council.

RES. NO. 4339

The Streets to be accepted are as follows:

<u>STREETS</u>	<u>LENGTH IN MILES</u>
Fairmont Avenue	0
Kettleman Lane	0
Ham Lane	0

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RES. NO. 4339
(Continued)

RESOLUTION NO. 4339

RESOLUTION ACCEPTING THE SUBDIVISION IMPROVEMENTS AND STREETS INCLUDED IN FAIRMONT-KETTLEMAN-HAM MINOR SUBDIVISION.

ACCEPTANCE OF
"CATCH BASIN
REPLACEMENT"

The City Council was apprised that the contract for the improvements in "Catch Basin Replacement, Hutchins and Tokay, Church and DeForce, Orange and Lockeford, and Church and Olive" which was awarded to H. Max Lee, Inc., of Lodi on November 17, 1976 has been completed in substantial conformance with the plans and specifications approved by the City Council.

COUNCIL ACCEPTED IMPROVEMENTS IN "CATCH BASIN REPLACEMENT," HUTCHINS AND TOKAY, CHURCH AND DEFORCE, ORANGE AND LOCKEFORD, AND CHURCH AND OLIVE, AND DIRECTED THE PUBLIC WORKS DIRECTOR TO FILE A NOTICE OF COMPLETION WITH THE COUNTY RECORDER'S OFFICE.

RES. CALLING FOR
REIMBURSEMENT
FOR INSTALLATION
OF SANITARY SEWER
LINES STOCKTON ST.,
FUTURE CENTURY
BLVD. & BECKMAN
ROAD

Council was advised through report of the City Manager that in 1977 the City constructed sanitary sewer lines on Stockton Street, future Century Boulevard, and Beckman Road which will serve as sanitary sewers for abutting properties along these streets. The City is also eligible for reimbursement for this installation under Ordinance No. 1013.

RES. NO. 4340

RESOLUTION NO. 4340

RESOLUTION CALLING FOR REIMBURSEMENT TO THE CITY OF LODI FOR INSTALLATION OF SANITARY SEWER LINES ON STOCKTON STREET, FUTURE CENTURY BOULEVARD, AND BECKMAN ROAD.

REQUEST OF
EUGENE NEUHARTH
FOR POSTPONEMENT
OF PROVISIONS OF
CITY CODE SEC. 22-4
& 22-7 RELATING TO
IMPROVEMENTS IN
MINOR SUBDIVISIONS

Following introduction of the matter by City Manager Graves, Mr. Eugene Neuharth, P. O. Box 1457, Sequim, Washington, addressed the Council stating that he is requesting that he be allowed to sell his property located on South Stockton Street in no more than four parcels of not less than five acres in size. Mr. Neuharth stated that he has been apprised by the City of the many requirements before any development can take place. Mr. Neuharth asked that all of these requirements be postponed except for the engineering along Stockton Street until such time as an owner of a parcel of this property applies for a building permit, and that upon such application, the City-required improvements for that parcel will be installed. Mr. Neuharth indicated to the Council his intention of apprising potential buyers of the improvement requirements of each parcel when development does take place.

Following lengthy discussion on the matter, Council, at the direction of the City Attorney declined to take action on the request as the City does not at this time have jurisdiction over creation of parcels of 5 acres.

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RECESS

The Mayor declared a 5-minute recess and the Council reconvened at 10:15 p.m.

DEFERRED
COMPENSATION
PLAN ADOPTED

Assistant City Manager Glenn presented for Council's scrutiny a proposed Deferred Compensation Plan that has been developed by National Plan Coordinators working with the City Staff.

Mr. Robert Condon, Executive Vice President, National Plan Coordinators, Palos Verdes, California addressed the Council outlining the plans and answered questions regarding the matter as were directed by Council.

On motion of Councilman Katzakian, Ehrhardt second, Council approved the proposed Deferred Compensation Plan for the City of Lodi as developed by National Plan Coordinators and authorized the City Manager to execute the necessary agreements on behalf of the City.

REQUEST FOR
MEDIAN CUT IN
AREA OF SANBORN
CHEVROLET

Council was apprised that a letter dated March 15, 1977 had been received from Mr. Richard E. Sanborn requesting an opening in the median on Cherokee Lane to allow better access to Sanborn Chevrolet and to better allow development of the property just north of Sanborn Chevrolet with Mr. Sanborn requesting a hearing before the Council to make his proposals and offers fully known for the proposed development on Cherokee Lane.

Councilman Katzakian advised the Council that he is participating in the development of this property and for that reason would ask to abstain from discussion and voting on the matter.

Public Works Director Rensko introduced the matter and presented diagrams of the involved area, and the proposed alternates.

Speaking in support of Mr. Sanborn's proposal was Mr. Ron Thomas, 730 Maplewood Drive, Lodi.

Mr. Richard Sanborn then addressed the Council regarding the proposal and answered questions regarding the matter as were directed by Council.

Councilman Pinkerton moved not to allow the requested cut in the median. The motion was seconded by Councilman Ehrhardt. Lengthy discussion followed with Councilman Pinkerton withdrawing his motions and Councilman Ehrhardt withdrawing his second.

Following additional discussion, Mayor Katnach, with Council's concurrence, deferred action on the matter to allow time for receipt of a more definitive plan regarding the proposal from Mr. Sanborn.

Minutes of April 6, 1977, continued

AGREEMENT
COVERING OFF-SITE
IMPROVEMENTS
AT 351 N. BECKMAN
RD.

Agenda Item "j" - "Review of Agreement with Mr. R. J. Thorpe regarding offsite improvements was introduced by City Manager Graves.

Council was apprised that at Council's direction, the City Attorney and staff had developed an agreement between the City of Lodi and Mr. and Mrs. Thorpe which would guarantee the installation of off-site improvements fronting their property at 351 N. Beckman Road. The proposed agreement was presented for Council's perusal.

Following discussion Councilman Ehrhardt moved that proposed Agreement be approved and that the City Manager be authorized to execute the agreement on behalf of the City. Councilman Katzakian seconded the motion.

Mr. Richard J. Thorpe, 351 North Beckman Road, Lodi then came forward and apprised the Council that he was having difficulty in obtaining the required bond. Discussion followed with questions regarding the matter being directed to Mr. Thorpe, the City Attorney and the City Staff.

Councilman Ehrhardt requested that his motion be withdrawn and Councilman Katzakian requested to withdraw his second.

Following additional discussion, on motion of Councilman Hughes, Pinkerton second, Council deferred action on approval of Agreement between the City and Mr. and Mrs. Thorpe regarding off-site improvements at 351 N. Beckman Road to the regular Council meeting of April 20, 1977 to give Mr. Thorpe additional time to explore accessibility of bonding for these improvements.

SPECS FOR 15-KV
XLP CABLE
APPROVED

Specifications for 44,550 feet of 15-kv concentric cable were presented for Council's approval.

On motion of Councilman Hughes, Ehrhardt second, Council approved the specifications for 15-KV XLP Cable and authorized the Purchasing Agent to advertise for bids thereon.

PLANS & SPECS FOR
LOWER SACTO RD.
SPRINKLER SYSTEM
APPROVED

The Plans and Specifications for "Lower Sacramento Road Sprinkler System, Oxford Way to Tejon Drive" were presented for Council approval. In general, the work will consist of installing an automatic sprinkler system in the median on Lower Sacramento Road.

On motion of Councilman Katzakian, Ehrhardt second, Council approved the plans and specifications for "Lower Sacramento Road Sprinkler System, Oxford Way to Tejon Drive", and authorized the City Clerk to advertise for bids thereon.

Minutes of April 6, 1977, continued

SOLICITATION FOR
APPLICATION UNDER
C.E.T.A., TITLE VI
(E.J.P.) - PUBLIC
SERVICE EMPLOYMENT
AUTHORIZED

RES. NO. 4341

The project's application filed under C.E.T.A., Title VI (E.J.P.) - Public Service Employment with a narrative on each project was presented for Council's scrutiny. Following discussion, with questions regarding the matter being directed to the City Manager, Council, on motion of Councilman Ehrhardt, Katakian second, adopted Resolution No. 4341 authorizing the filing of Solicitation for Application under C.E.T.A., Title VI (E.J.P.) - Public Service Employment.

REVISED MASTER
PLAN FOR LODI
LAKE WILDERNESS
AREA APPROVED
WITH MODIFICATION

The revised Master Plan for the Lodi Lake Wilderness Area was again reviewed by the City Council. Concern was expressed regarding filling in the "small lake" area to be utilized as a parking lot. Discussion followed with questions pertaining to the matter being directed to staff.

Mr. Gary Kapic, 740 Willow Glen Drive, Lodi, addressed the Council requesting that the City provide an access to the east end of the Wilderness Area from sun-up to sun-down, as homeowners in the area frequent the wilderness area regularly.

Lengthy discussion followed regarding the request with Mr. Kapic being advised by the City Attorney that because of previous commitments made regarding this area, the City has no right to grant his request.

On motion of Councilman Katakian, Ehrhardt second, Council approved the revised Master Plan for the Lodi Lake Wilderness Area with the following exception:

That portion be deleted which depicts the "small lake" being filled in for a parking lot and that, if feasible, that an existing bridge presently in the area be utilized as a walkway for access and egress to the wilderness area.

ACTION ON AGENDA
ITEM "c"
DEFERRED

At the suggestion of the City Manager and with Council's concurrence, action on Agenda item "c" "Resolution approving distribution of Proposition 2 Funds" was deferred to the regular Council meeting of April 20, 1977.

APPROVAL OF LUCE-
MILLER AGREEMENT

Council was apprised that the City has reached agreement on the Luce-Miller property for a dedication of a 10-foot permanent easement and an 80-foot temporary construction easement. The terms of this agreement stipulate that the 80-foot temporary construction easement will remain in effect as long as is needed for the completion of this sanitary sewer, but in no event beyond June 30, 1977. Under the agreement the City agrees to pay \$7,464 which includes compensation for removal of 675 grape vines and 37 walnut trees.

On motion of Councilman Hughes, Ehrhardt second, Council approved the Agreement between Grace Miller Luce and Mary Ellen Miller and the City of Lodi and authorized the City Manager to execute the Agreement on behalf of the City.

Minutes of April 6, 1977, continued

ACTION ON PROPOSED
WATER WASTE
ORDINANCE DEFERRED

A proposed Water Waste Ordinance was presented for Council's scrutiny. Following discussion on the matter, Council deferred action on the matter to the regular Council meeting of April 20, 1977 and requested that the matter also be set for Informal Informational Meeting discussion on April 12, 1977.

ASSIGNMENT OF LODI
LAKE CONCESSIONS
APPRVD.

Following introduction of the matter by City Manager Graves, Council, on motion of Councilman Ehrhardt, Katzakian second, approved the assignment of the Lodi Lake Concession Contract to Mrs. Pat Vukovich.

AWARD - SEDAN FOR
POLICE DEPARTMENT

Bids for a standard sedan for the Police Department were presented to the Council by the City Manager as follows:

	<u>BIDDER</u>	<u>AMOUNT</u>
RES. NO. 4342	Geweke Ford	\$4,619.88 (price includes trade-in)

The City Manager apprised Council that it had been determined that the above bid was a reasonable bid and recommended that the award be made to Geweke Ford, the only bidder.

On motion of Councilman Ehrhardt, Katzakian second, Council adopted Resolution No. 4342 awarding the bid for a 1977 sedan for the Police Department to Geweke Ford in the amount of \$4,619.88, which price includes trade-in.

ORDINANCES

1901 S. CHURCH ST.
REZONED

ORD. NO. 1101
ADOPTED

Ordinance No. 1101 entitled "An Ordinance Amending the Official District Map of the City of Lodi and thereby rezoning a parcel located at 1901 South Church Street, Lodi from R-1, Single-Family Residential to R-MD, Medium Density Multiple Family Residential" having been introduced at a regular meeting of the Lodi City Council March 16, 1977 was brought up for passage on motion of Councilman Ehrhardt, Hughes second. Second reading was omitted after reading by title and the Ordinance was then passed, adopted and ordered to print by the following vote:

Ayes: Councilmen - Ehrhardt, Hughes, Katzakian, Pinkerton and Katnick

Noes: Councilmen - None

Absent: Councilmen - None

ORD. ESTABLISHING
PROCEDURES FOR
FINDINGS AT
HEARINGS

ORD. NO. 1102
ADOPTED

Ordinance No. 1102 entitled "An Ordinance of the City of Lodi establishing procedures for findings at hearings" having been introduced at a regular meeting of the Lodi City Council on March 16, 1977 was brought up for passage on motion of Councilman Ehrhardt, Katzakian second. Second reading was omitted after reading by title and the Ordinance was then passed, adopted and ordered to print by the following vote:

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ORD. NO. 1102
(Continued)

Ayes: Councilman - Ehrhardt, Hughes,
Katzakian, Pinkerton
and Katnich

Noes: Councilmen - None

Absent: Councilmen - None

REORGANIZATION
OF PLANNING
COMMISSION

ORD. NO. 1103
ADOPTED

Ordinance No. 1103 entitled "An Ordinance repealing Sections 2-31, 2-32, and 2-33.1 of the Code of the City of Lodi and reenacting said sections creating a Planning Commission", having been introduced at a regular meeting of the Lodi City Council on March 16, 1977 was brought up for passage on motion of Councilman Pinkerton, Katzakian second. Second reading was omitted after reading by title, and the Ordinance was then passed, adopted and ordered to print by the following vote:

Ayes: Councilmen - Ehrhardt, Hughes,
Katzakian, Pinkerton
and Katnich

Noes: Councilmen - None

Absent: Councilmen - None

CITY MANAGER
TO INVESTIGATE
PURCHASE OF
PARCEL LOCATED
IN CITY HALL
COMPLEX AREA

Following introduction of the subject by Councilman Katzakian, City Manager Graves was requested to investigate the possible purchase of the remaining parcel not presently owned by the City in the area of the City Hall complex.

MEETINGS BEING
SCHEDULED WITH
SENATOR GARAMENDI
& ASSEMBLYMEN
PERINO AND WATERS

Mayor Katnich directed the City Clerk to attempt to schedule appointments with Senator Garamendi and Assemblyman Waters on April 13 for members of the Council to discuss matters of mutual concern. Mayor Katnich had previously announced that an appointment had been scheduled for a meeting with Assemblyman Carmen Perino for that date.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned by Mayor Katnich at approximately 12:15 a.m. on motion of Councilman Katzakian, Ehrhardt second.

Attest:

Alice M. Reimche
ALICE M. REIMCHE
City Clerk